

December 17, 2015

The December budget meeting was called to order at 6PM at Dave & Irene's residence by Dave Zawistowski, president.

Members present were:

Dave Zawistowski
Irene Ank (sitting in for secretary, John Drago)
Ann Seehafer (per phone)
John Gostomski
Tom Cecek
Diane Izzard (for Bill Izzard)

Members absent:

Joe Fleming
John Drago
Bill Izzard

Members present on Speaker Phone:

Ann Seehafer

Non- Board Members Present:

Bo Brewer
Joe Miller
Carla Oganoski
Marilou Rinehart
Tim Wing

Minutes from previous meeting approved, by John & 2nd by Diane Izzard

Dave gave Bo Brewer, treasurer of the common property board , the floor to present his comprehensive spread sheets for the water treatment facility covering costs & projected budget.

Common Property Report:

Their board is pleased with the new vendors they are using.

Tim Wing, Mike Stamp, Joe Miller & Bo Brewer have worked on a study for plant priorities & a spread sheet which provided a schedule of projected repairs & maintenance through 2021 was produced.

We have \$12k in bank; will collect \$12k next year 2016 & another \$12k in 2017 to cover future expenditures.

By the year 2017 there will be enough funds to cover 100% of all major components for the water treatment facility.

By the year 2021 all major components & building replacement will be 100% funded.

Costs are based on estimated life of the facility.

Bo has a detailed expense sheet that shows where & how the funds are utilized. Much of the work done to maintain the plant is done by the residents. Joe services the generator & Bo has put up security lights. Recently fluorescent lights & a 3rd chlorinator was added. Plans are being made to build a ceiling & wall to keep corrosive fumes out of the pump room.

MRAP Financial Report

Future costs that were discussed:

Special assessments will increase from \$50 (water) to \$80 based on Bo's assessment of future water treatment plant needs.

Someone will get an estimate from a road paving company for future street repairs to be presented before the next meeting.

It estimated the runway will need to be seal coated in 7 years.

Tom Cacek motioned to approve assessments of \$962 for the coming year. John seconds the motion, all present were in favor.

Diane will send out invoices.

Diane Izzard provided an insert for inspection which will be mailed with the POA dues, asking for updated contact information & an option for absent vacant lot owners to maintain their lots. It states section 6.02 Owner's Responsibility. Lot owners are given the option to maintain their own lot or have association maintain the lot & fees will be added to the POA fees. It was approved by all.

Runway Committee: There was nothing to report

Architectural Review Committee: Rodger Taillefer, J. Perry & Tim Wing

Tim reported the plans for Marshal to build were approved.

Dock Committee: Joe Fleming (absent) John Drago (absent) David Bailey (absent)

Members from the MRE were present to discuss the condition of the EAST DOCK. Those present agreed the East Dock is not usable in its present condition. The slips are too small for today's boating needs. There are no lifts or covers providing protection for boat owners. The deck has continued to deteriorate and will soon be a safety hazard. The east dock has been on the MRE agenda for many years but no decision for repairs or reconstruction has been made.

John Perry's file from June of 2013 was available which included a quote from Jackson Marine Construction (JMC) for \$40,000 to build & cover four slips. A new quote from JMC for six covered slips for \$70,640 was presented. Both quotes have detailed description of materials & drawings. Carla asked for more exact specifications & information before it would be presented to her board.

Tom Cacek responded by saying this estimate & drawing was merely a preliminary done to assess interest in the project before spending funds.

An option which was discussed & explained by Tom was as follows:

Residents who have an interest in having the docks rebuilt & covered would ante up ~\$12,000 each for the project. In return, those residents would have a lease equal to their investment. After such time the slips would be made available per lottery to all residents for lease. The advantage

to this plan would be: The deteriorating dock which is now unusable for boaters would be rebuilt sooner without accessing any fees from either association & would be usable by everyone. Tim suggested all newly built slips would be leased by lottery as soon as they are built. If the original investor does not win a slip by lottery, the winner will reimburse the original investor for the time he has use of the slip. This would make the new boat slip, construction funded by the users.

The new dock would remain usable by all residents just as it is now with an added cover over the end for fishing or watching sunsets. I.e.: no bird poop.

If the dock is not repaired we risk losing our DEQ permit & the dock would have to be removed at the expense of the both communities.

Dave gave figures from Mike Jackson to replace the decking on the dock at \$12 sq. ft

Carla stated the dock is insured & MRAP is named on the insurance policy. We asked for copy for our file & see if the Airpark's name is in fact on the policy. (The present copy has MRAP hand written on the policy). She will talk to Mack. & Lois , the insurance agent for a copy.

Community Pavilion.:

Tim Wing commented, we have the old shack property & we as a joint community should build a pavilion.

Marylou stated: The Estates do not want a pavilion. In the past an elaborate plan for a community center was made & voted down.

At this time MRAP has created a fund for the building of a pavilion on the property where the old cabin was removed. There is a balance of \$1300 from the fly-in & private donations at this time for a building fund. There have been discussions of future fund raisers to build the pavilion.

Pavilion Committee members are Jon G, Tom C

The question to the board was asked: Are we in favor of the theory of having a pavilion?

Tom made motion of moving forward to investigate cost to build a pavilion. Limit of \$300 to be spent on a plan. John G seconds the motion. All present agreed.

New Business:

Tom suggested it would make sense to place the gate & entrance road & ponds under common property.

Carla stated that sharing expenses for something the Estates do not own is illegal & therefore she is in favor of turning it over to Common Property. This situation with the road to the Estates has existed from the beginning & needs to be rectified.

Should the ponds & roads & gate be included in common property ?

It will be discussed in the next general meetings by both boards.

UNFINISHED OLD BUSINESS:

Replaced fountain that was struck by lightning & Received insurance payment of \$5600.

NOMINATING COMMITTEE:

Tom Cacek accepted the chairman duties of the nominating committee and will advise the board of any upcoming openings on the board to be presented in the annual meeting.

Up date on insurance: Dave & Diane

John Drago researched & compared rates for insurance.

Insurance cost went from \$7125.00 to \$960.00. This significant reduction is due to going to an aviation insurance company through EAA.

The policy covers all neighborhood roads, gates & west dock.

NEW BUSINESS:

Accept Bill Bently's proposal to make signage needed where it's missing. Cost of \$1235 was approved. John G. made motion to accept, Tom C. second it. All in favor: yes.

Letter From Tankel Law Group Re: Changes to amend Association laws.

The letter sent by Tankel Law group to MRAP Owners Association was read: "Amendment regarding Estoppels and Deed Based Transfer Fee" .This included two amendments to our By-Laws which will be placed on the agenda & approved at any regular or Special Board Meeting, by Board Vote. Motion was made to approve the recommendation by Tankel law group and to accept the amendments.

John G motioned to approve, Ann S. Seconded, All present in favor.aye.

Maintenance of Vacant Lots:

A note will be included with the dues reminding property owners of their responsibility to maintain their lot according to the CNR's. Property owners can choose to have MRAP maintain lots for them & fees will be added to their dues. In some cases this amount could be less than they are paying now. The form was approved.

Eliminating Burn Pile

There will be no more burning on empty lot next to Tim & Cindy Wing.
Irene motioned the meeting be adjourned. Tom 2nd, all in favor: Aye.